

# 2012 Dearborn County Property Tax Report with Comparison to 2011

Legislative Services Agency

August 2012



This report describes property tax changes in Dearborn County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Dearborn County the average tax bill for all taxpayers increased 1.8%. This tax bill rise was mainly the result of the 3.1% increase in the tax levy of all local government units. Dearborn County certified net assessed value increased slightly, by 0.2%. An increase in farmland assessments was offset by decreases in homestead, other residential, and business assessments, which may have been a legacy of the recession. A levy increase that exceeded assessment growth caused tax rates to rise in more than half of Dearborn County tax districts. This rate increase caused tax cap credits as a percent of the levy to increase by 0.2%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.8%	\$44,271,856	\$2,337,154,108	1.3%
Change		3.1%	0.2%	0.2%
2011	-4.2%	\$42,932,096	\$2,332,311,076	1.1%

## Homestead Property Taxes

Homestead property taxes increased 1.4% on average in Dearborn County in 2012. Tax rates increased in a majority of Dearborn County tax districts. The county average tax rate rose by 2.9%. The rise in rates meant that a few more homesteads reached their tax caps in 2012. The percentage of Dearborn County homesteads at their tax caps rose from 4.3% in 2011 to 5.7% in 2012.

### Comparable Homestead Property Tax Changes in Dearborn County

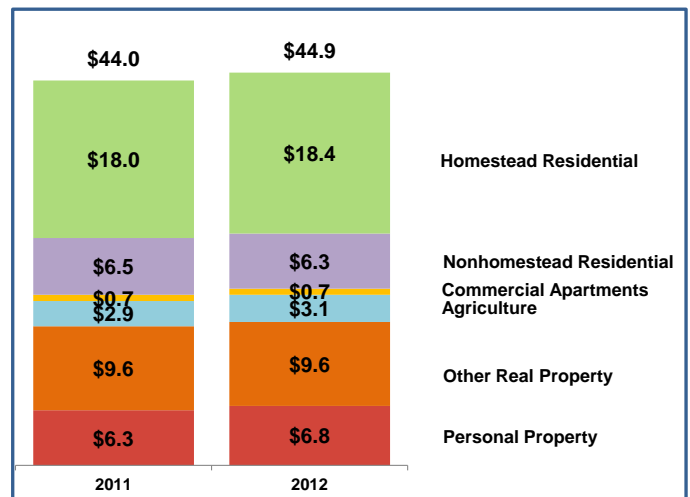
	2011 to 2012	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	8,973	63.1%
No Change	341	2.4%
Lower Tax Bill	4,907	34.5%
<b>Average Change in Tax Bill</b>	<b>1.4%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	255	1.8%
10% to 19%	288	2.0%
1% to 9%	8,430	59.3%
0%	341	2.4%
-1% to -9%	4,200	29.5%
-10% to -19%	441	3.1%
-20% or More	266	1.9%
<b>Total</b>	<b>14,221</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

## Net Tax Bill Changes - All Property Types

The largest part of Dearborn County's 2012 net property taxes were paid by homeowners and by business owners on their land and buildings (other real) and equipment (personal property). Net tax bills for all taxpayers increased 1.8% in Dearborn County in 2012. Net taxes were higher for agricultural property, homesteads, other real and personal property owners. Net taxes decreased for commercial apartments and nonhomestead residential property.

### Comparison of Net Property Tax by Property Type (In Millions)



## Tax Rates, Levies, and Assessed Values

Property tax rates increased in a majority of Dearborn County tax districts. The average tax rate rose by 2.9%, because the levy increased by more than the increase in certified net assessed value.

Levies in Dearborn County increased by 3.1%. The largest levy increases were in the Sunman-Dearborn School Corporation, due to increases in the bus replacement and debt service funds, and the city of Lawrenceburg, due to an increase in the general fund. South Dearborn Schools had large decreases in its debt service and transportation funds.

Dearborn County's total net assessed value decreased 0.7% in 2012. Agricultural net assessments rose 5.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 1.1%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$2,294,971,207	\$2,300,478,400	0.2%	\$1,057,197,027	\$1,053,399,056	-0.4%
Other Residential	375,697,700	369,982,700	-1.5%	375,196,883	369,645,419	-1.5%
Ag Business/Land	168,792,700	178,537,200	5.8%	168,616,000	177,399,791	5.2%
Business Real/Personal	976,437,393	944,431,233	-3.3%	813,464,521	797,771,613	-1.9%
<b>Total</b>	<b>\$3,815,899,000</b>	<b>\$3,793,429,533</b>	<b>-0.6%</b>	<b>\$2,414,474,431</b>	<b>\$2,398,215,879</b>	<b>-0.7%</b>

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

## Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Dearborn County were \$583,977, or 1.3% of the levy. This was less than the state average percentage of the levy of 9.2%, as well as less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Dearborn County's tax rates were lower than the state average and the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; almost all of the rest were in the 1% homestead category. The largest percentage losses were in the city of Aurora and the towns of Greendale and West Harrison, where district tax rates were above \$2 per \$100 assessed value. The largest dollar losses were in the town of Greendale, South Dearborn Schools, and the county unit.

## Tax Cap Credits by Category

Tax cap credits increased in Dearborn County in 2012 by \$108,882, or 22.9%. The percentage of the levy lost to credits rose by 0.2%. There were no major changes in state policy to affect tax cap credits in 2012. Dearborn County credits increased mainly because tax rates increased in more tax districts than not.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$160,325	\$223,664	\$63,339	39.5%
2%	314,676	360,238	45,561	14.5%
3%	0	0	0	0.0%
Elderly	94	75	-18	-19.6%
<b>Total</b>	<b>\$475,095</b>	<b>\$583,977</b>	<b>\$108,882</b>	<b>22.9%</b>
<b>% of Levy</b>	<b>1.1%</b>	<b>1.3%</b>		<b>0.2%</b>

### Dearborn County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change			
						2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
<b>County Total</b>	63,144,154	45,058,695	45,457,349	42,932,096	44,271,856	-28.6%	0.9%	-5.6%	3.1%
<b>State Unit</b>	70,794	0	0	0	0	-100.0%			
<b>Dearborn County</b>	12,542,445	9,047,976	9,396,247	8,718,180	8,969,997	-27.9%	3.8%	-7.2%	2.9%
Caesar Creek Township	8,439	8,776	9,228	9,452	9,766	4.0%	5.2%	2.4%	3.3%
Center Township	28,299	33,899	35,089	35,957	37,141	19.8%	3.5%	2.5%	3.3%
Clay Township	48,702	13,661	58,912	58,310	60,224	-71.9%	331.2%	-1.0%	3.3%
Harrison Township	53,458	63,178	65,473	67,145	69,211	18.2%	3.6%	2.6%	3.1%
Hogan Township	30,137	34,368	35,682	34,857	33,508	14.0%	3.8%	-2.3%	-3.9%
Jackson Township	17,544	21,159	21,942	22,465	23,129	20.6%	3.7%	2.4%	3.0%
Kelso Township	13,009	15,092	16,200	15,962	17,187	16.0%	7.3%	-1.5%	7.7%
Lawrenceburg Township	53,579	59,944	62,586	63,618	63,409	11.9%	4.4%	1.6%	-0.3%
Logan Township	48,465	63,491	65,900	67,546	69,788	31.0%	3.8%	2.5%	3.3%
Manchester Township	96,148	113,804	118,714	121,807	125,718	18.4%	4.3%	2.6%	3.2%
Miller Township	106,331	130,843	135,579	138,864	143,189	23.1%	3.6%	2.4%	3.1%
Sparta Township	36,122	39,851	40,662	40,869	40,829	10.3%	2.0%	0.5%	-0.1%
Washington Township	30,417	32,846	36,639	37,557	38,722	8.0%	11.5%	2.5%	3.1%
York Township	18,802	21,026	22,236	22,793	23,509	11.8%	5.8%	2.5%	3.1%
Lawrenceburg Civil City	5,352,985	5,265,374	5,001,174	4,986,583	5,508,439	-1.6%	-5.0%	-0.3%	10.5%
Aurora Civil City	974,389	1,085,117	1,123,994	1,151,112	1,149,302	11.4%	3.6%	2.4%	-0.2%
Dillsboro Civil Town	140,518	162,254	168,424	172,962	182,031	15.5%	3.8%	2.7%	5.2%
Greendale Civil Town	1,809,405	2,092,455	2,169,719	2,061,480	2,163,327	15.6%	3.7%	-5.0%	4.9%
Moore Hill Civil Town	25,069	36,888	38,286	39,334	40,552	47.1%	3.8%	2.7%	3.1%
St. Leon Civil Town	625	1,521	1,551	1,580	1,567	143.4%	2.0%	1.9%	-0.8%
West Harrison Civil Town	62,954	77,679	84,806	84,800	89,740	23.4%	9.2%	0.0%	5.8%
Sunman-Dearborn Community School Corp	16,238,128	11,108,139	11,948,890	11,233,385	11,802,479	-31.6%	7.6%	-6.0%	5.1%
South Dearborn Community School Corp	10,860,630	6,377,345	7,727,714	6,813,024	6,273,530	-41.3%	21.2%	-11.8%	-7.9%
Lawrenceburg Community School Corp	11,807,260	6,419,703	4,655,582	4,493,184	4,814,197	-45.6%	-27.5%	-3.5%	7.1%
Aurora Public Library	599,277	749,625	776,803	790,901	817,724	25.1%	3.6%	1.8%	3.4%
Lawrenceburg Public Library	1,523,418	1,419,271	1,054,693	1,048,965	1,084,295	-6.8%	-25.7%	-0.5%	3.4%
Dearborn County Solid Waste Mgmt Dist	519,160	563,410	584,624	599,404	619,346	8.5%	3.8%	2.5%	3.3%
Greendale Redevelopment Commission	27,645	0	0	0	0	-100.0%			

### Dearborn County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
15001	Caesar Creek Township	1.6884	--	--	--	--	--	--	1.6884
15002	Center Township	1.6556	--	--	--	--	--	--	1.6556
15003	Aurora City-Center Township	2.4544	--	--	--	--	--	--	2.4544
15004	Clay Township	1.7040	--	--	--	--	--	--	1.7040
15005	Dillsboro Town	2.1430	--	--	--	--	--	--	2.1430
15006	Harrison Township	1.7783	--	--	--	--	--	--	1.7783
15007	West Harrison Town	2.5098	--	--	--	--	--	--	2.5098
15008	Hogan Township	1.6993	--	--	--	--	--	--	1.6993
15009	Jackson Township	1.7615	--	--	--	--	--	--	1.7615
15010	Kelso Township	1.7526	--	--	--	--	--	--	1.7526
15011	St Leon Town	1.7439	--	--	--	--	--	--	1.7439
15012	Lawrenceburg Township	1.1065	--	--	--	--	--	--	1.1065
15013	Lawrenceburg City-A	2.1011	--	--	--	--	--	--	2.1011
15015	Aurora City-Lawrenceburg Twp	1.8962	--	--	--	--	--	--	1.8962
15016	Greendale Town-A	2.2404	--	--	--	--	--	--	2.2404
15018	Logan Township	1.7833	--	--	--	--	--	--	1.7833
15019	Manchester Township	1.7253	--	--	--	--	--	--	1.7253
15020	Miller Township	1.7654	--	--	--	--	--	--	1.7654
15021	Sparta Township	1.6728	--	--	--	--	--	--	1.6728
15022	Moore's Hill Town	2.0056	--	--	--	--	--	--	2.0056
15023	Washington Township	1.6739	--	--	--	--	--	--	1.6739
15024	York Township	1.7825	--	--	--	--	--	--	1.7825
15025	Greendale Town-B	2.2404	--	--	--	--	--	--	2.2404
15026	Lawrenceburg City-B	2.1011	--	--	--	--	--	--	2.1011

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Dearborn County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Total	Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly				
<i>Non-TIF Total</i>	223,664	357,473	0	75		581,212	44,271,856	1.3%
<i>TIF Total</i>	0	2,765	0	0		2,765	904,409	0.3%
<i>County Total</i>	223,664	360,238	0	75		583,977	45,176,265	1.3%
Dearborn County	38,985	59,129	0	17		98,130	8,969,997	1.1%
Caesar Creek Township	0	0	0	0		0	9,766	0.0%
Center Township	223	857	0	0		1,080	37,141	2.9%
Clay Township	5	158	0	2		165	60,224	0.3%
Harrison Township	104	119	0	0		224	69,211	0.3%
Hogan Township	0	0	0	0		0	33,508	0.0%
Jackson Township	2	0	0	0		2	23,129	0.0%
Kelso Township	5	0	0	0		5	17,187	0.0%
Lawrenceburg Township	303	297	0	0		600	63,409	0.9%
Logan Township	8	0	0	0		8	69,788	0.0%
Manchester Township	19	0	0	0		19	125,718	0.0%
Miller Township	383	0	0	1		383	143,189	0.3%
Sparta Township	0	3	0	0		3	40,829	0.0%
Washington Township	0	0	0	0		0	38,722	0.0%
York Township	7	0	0	0		7	23,509	0.0%
Lawrenceburg Civil City	7,437	24,930	0	0		32,367	5,508,439	0.6%
Aurora Civil City	14,849	57,131	0	0		71,980	1,149,302	6.3%
Dillsboro Civil Town	167	5,259	0	0		5,426	182,031	3.0%
Greendale Civil Town	72,282	50,615	0	0		122,897	2,163,327	5.7%
Moore Hill Civil Town	0	47	0	0		47	40,552	0.1%
St. Leon Civil Town	0	0	0	0		0	1,567	0.0%
West Harrison Civil Town	62	5,410	0	0		5,472	89,740	6.1%
Sunman-Dearborn Community School Corp	17,804	8,945	0	33		26,782	11,802,479	0.2%
South Dearborn Community School Corp	19,697	84,822	0	18		104,538	6,273,530	1.7%
Lawrenceburg Community School Corp	40,910	39,992	0	0		80,902	4,814,197	1.7%
Aurora Public Library	2,567	11,056	0	2		13,626	817,724	1.7%
Lawrenceburg Public Library	5,152	4,620	0	2		9,774	1,084,295	0.9%
Dearborn County Solid Waste Mgmt Dist	2,692	4,083	0	1		6,776	619,346	1.1%
Greendale Redevelopment Commission	0	0	0	0		0	0	
TIF - St. Leon -Harrison TIF	0	0	0	0		0	2,457	0.0%
TIF - West Harrison TIF	0	0	0	0		0	12,580	0.0%
TIF - St Leon-Kelso TIF	0	0	0	0		0	19,649	0.0%
TIF - Greendale A TIF	0	2,765	0	0		2,765	831,416	0.3%
TIF - West Aurora TIF	0	0	0	0		0	36,167	0.0%
TIF - Greendale A Expanded TIF	0	0	0	0		0	2,142	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.